
S-4285
MERKEL-CHARLESWORTH MINOR SUBDIVISION, REVISED
Minor-Sketch Plan

STAFF REPORT
January 12, 2012

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Minor-Sketch Plan****Staff Report
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners and property owners (Joseph Merkel et al) represented by surveyor Robert Grove, are seeking primary approval for a two lot subdivision on 5.00 acres, located on the east side of Grant Road, just south of Goldsberry Road, in Tippecanoe 9 (SE) 24-3.

AREA ZONING PATTERNS:

The site is mostly zoned Agricultural, as is all surrounding property, except for a sliver of land along the southern lot line which is zoned FP. The Flood Plain zoning to the south is associated with the Wabash River; the Flood Plain to the northwest is associated with the Tippecanoe.

The parent tract is 125.65 acres in area with no divisions from it since prior to 1979. (Two five acre tracts were created in 1973, but they do not count against the parent tract division rights.) A one-lot subdivision of these same five acres was approved by the Area Plan Commission in June 2010 but never final platted (S-4176). A letter withdrawing this previous submittal will be a condition of this approval. After completion of this subdivision request, two division rights will remain in the parent tract.

AREA LAND USE PATTERNS:

Proposed Lot 1 has an existing house not visible from the street due to the heavily wooded land between the house and Grant Road; proposed Lot 2 is unimproved. The only road frontage available for this request is a short distance along Grant Road at the northwest corner of the subdivision. Both lots are technically flag lots, which require a minimum of 20' of road frontage.

There is a 60' change in elevation between the northern lot line and the Flood Plain along the southern line. Neighboring properties are large-lot residential, either wooded or in agricultural production.

TRAFFIC AND TRANSPORTATION:

Grant Road is classified as a secondary arterial. It is a paved, two-lane road that leads to the unincorporated town of Americus, ½ mile to the south across the Wabash. The small frontage along Grant Road is wholly made up of driveway easements in favor of the two proposed lots as well as houses located to the east and west of the site in question. The existing access easement (along the north subdivision boundary which serves the house to the east) is narrow; it will be widened to 45' within the subdivision boundary with the recording of the final plat. The County Highway Department had no comment regarding the size of this existing driveway entrance on Grant Road.

Near the bottom of the hill along the southern lot line, an off-site access easement from Grant Road gives the existing house on Lot 1 its only access. This ingress-egress easement has already been created and the recording information has been shown on the sketch plan.

A mortgage affidavit has already been filed, so no condition is necessary.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

A letter from the County Health Department states that, "lot two can be considered for a shallow trench subsurface absorption system. Lot one has an existing single family dwelling located on it served by an existing septic system and water well. No records of installation or failure to function complaints are on file." The department "is satisfied that this subdivision can meet the requirements" of their ordinances.

The County Surveyor's Office requires all minor subdivisions receive either the approval of the County Drainage Board or the Surveyor's Office on a case-by-case basis.

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct; no buffering is required. Lot width (measured at the front setback line) and area are both sufficient to meet ordinance standards.

Because there is Flood Plain zoning on proposed lot 1, a Flood Plain certification as well as a LOMA (Letter of Map Amendment) from FEMA are required.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The Regulatory Flood Elevation and Boundary for the Wabash River Flood Plain shall be shown. It shall also be described and certified as specified in Unified Zoning Ordinance, Section 2-26-17.
4. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2005-04-CM.
5. The street addresses and County Auditor's Key Number shall be shown.